

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28526 - EXTENSION OF TIME - REZONING -
APPLICANT/OWNER: HOT ENDEAVOR, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. This Rezoning (ZON-13867) shall expire on 12/05/09 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-13867) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for an Extension of Time of an approved Rezoning (ZON-13867) of 5.0 acres from the U (Undeveloped) zoning district (under the M (Medium Density Residential) General Plan Designation) to the R-3 (Medium Density Residential) zoning district. The subject site is located approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road.

It is noted that a Site Development Plan Review (SDR-24254) was approved 12/05/07 and this project is seeking to continue under this entitlement.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/30/83	The subject property was annexed (A-0010-83) into the City of Las Vegas as U (Undeveloped) and C-V (Civic) Zones as part of a larger request.
08/16/06	The City Council approved a request for a Site Development Plan Review (SDR-13866) for a 125-unit Senior Citizen Apartments and a Rezoning (ZON-13867) from U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to R-3 (Medium Density Residential) on 5.0 acres approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. Staff recommended approval and Planning Commission recommended denial.
12/05/07	The City Council approved a request for a Site Development Plan Review (SDR-24254) for a proposed three-story, 125 unit Senior Citizen Apartment development on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive. The Planning Commission recommended approval on 11/08/07 with staff recommending approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related with this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.0 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	U (Undeveloped) [M (Medium Density Residential) General Plan Designation] Under Resolution of Intent to R-3 (Medium Density Residential) Zone
North	Summerlin Parkway	Summerlin Parkway	Summerlin Parkway
South	Multi-Family Residential	M (Medium Density Residential)	R-PD11 (Residential Planned Development – 11 Units Per Acre)
East	Multi-Family Residential	MLA (Medium-Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units Per Acre)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

This is the first extension of time request for the approved Rezoning (ZON-13867) since the initial approval on 08/16/06. This Rezoning was originally approved with an accompanying Site Development Plan Review (SDR-13866) for a 125-unit Senior Citizen Apartment development. Since that time, a new Site Development Plan Review (SDR-24524) was approved with a condition to expunge the original Site Development Plan Review.

There have been no tentative maps requested, no final maps recorded, or civil plans reviewed since the initial approval.

FINDINGS

Staff recommends approval of this request with a 1 ½ year extension of time, which will expire on 12/05/09 unless another extension of time is granted by the City Council. The recommended 12/05/09 expiration date of the Rezoning (ZON-13867) is set to coincide with the expiration date of the associated Site Development Plan Review (SDR-24524).

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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